

exp[®]

LUXURY



ST MICHAEL'S HALL COTTAGE

HALL LANE, ST. MICHAEL'S ON
WYRE, PR3 0TQ

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TOTAL APPROX. FLOOR AREA: 5,453 sq ft

AN EXCEPTIONAL FARMHOUSE REIMAGINED FOR CONTEMPORARY LIVING, SET WITHIN ENCLOSED GARDENS IN THE HEART OF RURAL LANCASHIRE. CREATED FOR HOSTING ON A GENEROUS SCALE WHILE OFFERING A PRIVATE SPA-STYLE RETREAT AT HOME, IT BALANCES SOCIABLE LIVING WITH COMPLETE SECLUSION.



SCAN TO
VIEW OUR
VIDEO TOUR.

expluxury.uk.com

DISTANCES

- VILLAGE CENTRE – 1 MIN
- GARSTANG – 11 MINS
- POULTON-LE-FYLDE – 14 MINS
- NEAREST BUS STOP – 4 MIN WALK
- NEAREST TRAIN STATIONS – 15 MINS
- GARSTANG GOLF COURSE – 10 MINS
- BEACON FELL COUNTRY PARK – 20 MINS
- MANCHESTER CITY CENTRE – 60 MINS
- M6/ M55 – 25-30 MINS

ACCOMMODATION IN BRIEF

- ENTRANCE HALL
- ORANGERY ZONE
- LOUNGE (MAIN BARN)
- GARDEN ROOM WITH LOG-BURNING STOVE
- DINING ROOM
- LIBRARY WITH OPEN FIREPLACE
- SPACIOUS KITCHEN WITH LOG BURNER, DINING & WINE STORE
- UTILITY / LAUNDRY
- STUDY
- 2 X CLOAKROOM/ WC
- PRIMARY SUITE WITH DRESSING ROOM & ENSUITE
- 2ND BEDROOM SUITE WITH LIVING SPACE & ENSUITE
- 2 FURTHER BEDROOMS WITH ENSUITE

WELLNESS SUITE

- GYMNASIUM
- 14FT HYDROPOOL SWIM TRAINER
- STEAM ROOM
- EOS SAUNA
- SHOWER /CHANGING ROOM



OUTSIDE

- PLOT APPROX. 0.19-ACRE
- OPEN INTERNAL COURTYARD
- MANICURED LAWNS
- GRAVEL PATHWAYS
- PAVED TERRACING
- GARDEN SHED
- ORNAMENTAL POND
- REMOTE ENTRY DOUBLE GARAGE
- WALLED PERIMETERS WITH GATE ENTRY FROM DRIVEWAY

SMART HOME & TECHNOLOGY

Climate & Comfort

- Zoned central heating system with individual room temperature control
- Remote access heating and hot water management via mobile application
- Underfloor heating to selected areas
- Mitsubishi air conditioning system within the gym
- Individual thermostatic controls to radiators

Security & Monitoring

- Integrated security alarm system with app connectivity
- External CCTV surveillance including garage coverage, accessible remotely

Leisure & Wellness

- Hydropool swim trainer with temperature-controlled operation and jet system
- Touchscreen-operated sauna and steam room systems
- Remote-controlled Velux roof windows within the gym
- LED feature fires with integrated heating output





THE PROPERTY

Originally a traditional Lancashire farmhouse, the property has been comprehensively restored to create a residence that combines architectural character with modern engineering and design. Its layout is composed around a beautiful central courtyard, allowing natural light to move through the interior while reinforcing a clear sense of structure and connection.

The quality of finish is immediately apparent, from solid timber flooring with underfloor heating and bespoke joinery to architectural glazing and integrated smart systems. The flowing floor plan allows each space to retain its own identity while remaining visually connected, creating a home equally suited to everyday living, entertaining and private retreat.

GROUND FLOOR

A secure modern entrance door opens into the central reception hall, where large-format porcelain tiles extend beneath a substantial roof lantern, allowing natural light to fall directly into the centre of the home and establishing a strong architectural first impression, while a neutral palette and precise detailing reinforce an immediate sense of quality.

The hall leads into a fully glazed orangery zone, where full-height internal glazing forms a stunning feature and frames views of the courtyard. Beyond this welcoming area the flooring transitions to rich oak wood as the principal reception spaces unfold.

The main barn living room forms the architectural centrepiece, defined by exposed beaded pine beams, impressive volume and original arched glazing. A contemporary Evonic electric LED flame fireplace creates a natural focal point within the media wall with flat screen TV, while French doors to either side open to both courtyard and garden. A bespoke oak railed staircase with ornate locally forged balustrade rises from this space to a mezzanine and primary suite above.

A separate study provides a private workspace with calming views over the garden, while the adjacent garden room offers convenient access to a downstairs WC and provides a more relaxed setting, with a log-burning stove set within a stone surround and direct garden access. This leads naturally into the library, centred around an open fireplace and suited to being a quieter retreat or snug room.



The dining room opens via grand oak doors and sits beneath an apex beamed ceiling, with oak flooring continuing throughout. From here, the kitchen forms the social heart of the house, with the same porcelain flooring flowing from the entrance hall, complementing muted grey cabinetry and Dekton work surfaces. A substantial central island incorporates an induction hob, downdraft extraction, Quooker tap with dual stainless under counter sinks and casual seating for four. Integrated appliances include dual wine coolers, dishwasher, multiple ovens and full-height refrigeration and freezer. A log-burning fireplace with stone surround introduces warmth and character, reinforcing the kitchen's role as both a functional workspace and social gathering space. A fully glazed wine store with feature wall crafted from reclaimed ship's timbers forms an eye-catching element, as a cantilever staircase rises above the wine to a bedroom suite above. The kitchen also has convenient access to the internal garage and there's an adjoining laundry/ utility with co-ordinating cabinetry as the main kitchen and this room completes the main living accommodation.

THE WELLNESS SUITE

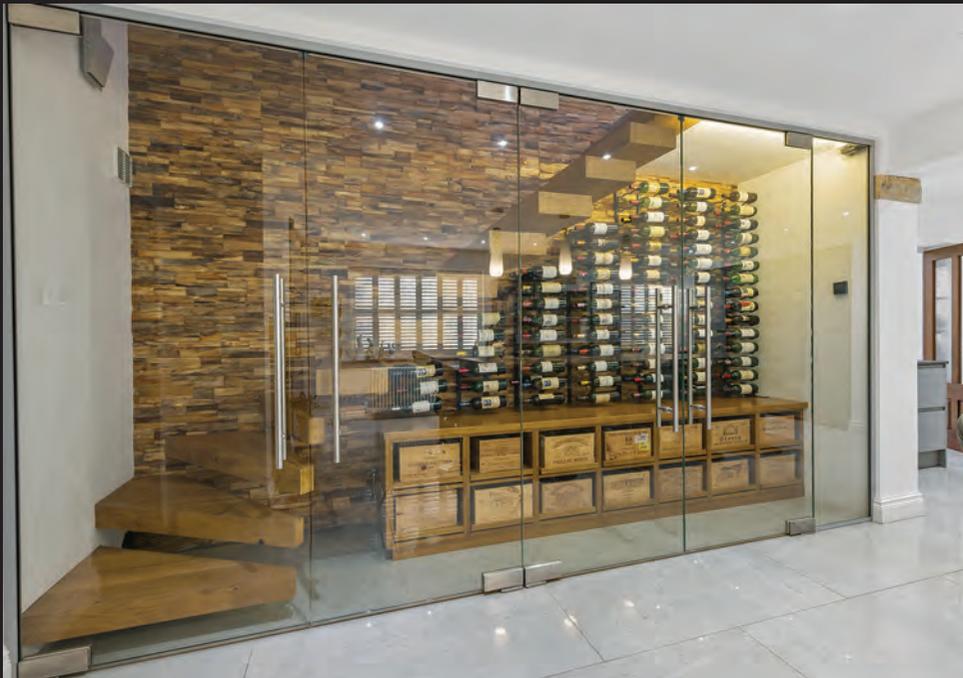
Positioned within its own wing, the wellness suite provides a private environment dedicated to exercise and relaxation. The gym is bright and generously proportioned; with lofty ceilings and remote Velux windows the room has privacy glazing and doors creating a calm, private and functional space.

Beyond, the 14 ft swim spa room centres around the Hydropool swim trainer, offering both resistance swimming and spa relaxation. Fully tiled and overlooking the courtyard, the space incorporates a contemporary Evonic electric LED fireplace set within a feature stone wall, while full-height glazing is able to unfold fully allowing natural light to move freely throughout, perfect in the warmer months.

A separate six-person steam room presents a non-drip ceiling with handy cold water tap and basin to keep you hydrated and cool. There are also the additional health benefits of a six-person Canadian maple-clad sauna, alongside a shower and changing facilities with a further WC to complete the suite, creating a fully self-contained spa environment within the home.











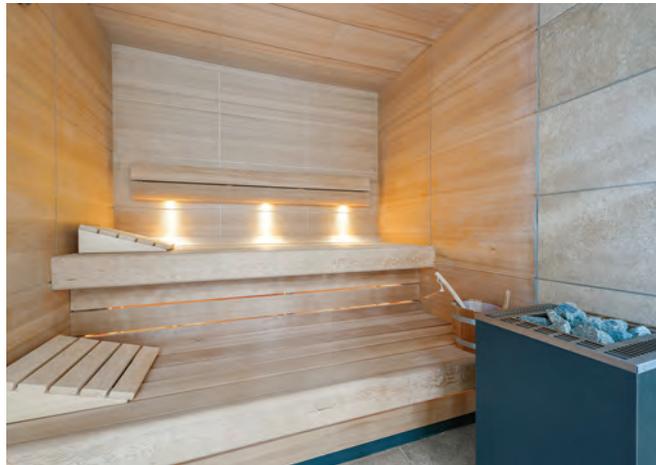
THE BEDROOM SUITES

The principal suite occupies its own private upper level, approached via staircase from the main living space. A generous mezzanine with exposed brick wall, provides flexibility for study or seating, with oak flooring continuing underfoot.

The bedroom sits beneath an apex ceiling with exposed roof trusses, with soft carpeting providing comfort and warmth. Full-height glazed wardrobes with integrated shelving and illumination form the dressing area while the ensuite incorporates a slate tiled floor, a freestanding, cast iron bath, walk-in shower and contemporary vanity basin.

Two further suites are positioned on either side of the wellness wing at ground level. One is arranged across a single level, while the other forms a fully self-contained guest suite, formerly a small barn, arranged over two floors with its own sitting room, shower/wet room and mezzanine bedroom above, illuminated by a distinctive crescent window.

A fourth suite is accessed via the floating staircase from the kitchen and includes fitted wardrobes and its own ensuite shower room. The arrangement of the suites ensures privacy and independence throughout, allowing family members and guests to occupy their own defined spaces within the home.













OUTSIDE

Accessed via a shared entrance drive serving a small number of neighbouring homes, the approach remains discreet. Wrought iron gates open into private parking with direct access to the remote-entry double garage.

The walled gardens create a peaceful and enclosed setting, with paved terraces, central lawns, gravel pathways and established planting and mature trees providing a natural structure and the utmost privacy. An ornamental pond and fountain introduce the gentle sound of water, while a secluded seating area at the bottom of the garden captures the evening light. A greenhouse also provides the opportunity for home cultivation.

At the centre of the house, the sheltered courtyard forms a private outdoor room, connecting directly with the orangery, the main barn living room, and the wellness wing. Fully enclosed and south facing, it reinforces the sense of retreat.

The size and maturity of the grounds give the house a sense of presence rarely found in this area, creating an environment that supports both everyday living and long-term opportunity.



Homes of this calibre are rarely available, where architectural heritage, considered modernisation and dedicated wellness facilities combine with such clarity. It is a residence designed for enduring comfort, generous entertaining and the ability to withdraw completely into its own private setting. For those who value privacy, craftsmanship and a home of genuine substance, this is a property that must be experienced to be fully appreciated.





ABOUT THE AREA

St Michael's on Wyre is a traditional Lancashire village set along the banks of the River Wyre, surrounded by open farmland and wide rural skies. Life here moves at a gentler pace, with riverside walks, country lanes and a strong sense of local community centred around the historic church and village events throughout the year. For everyday living, the nearby market town of Garstang provides supermarkets, independent retailers, cafés and essential services. Preston and Lancaster are both easily accessible, offering a broader choice of restaurants, leisure facilities and professional amenities. The setting combines countryside calm with practical convenience, making it well suited to those seeking space without isolation.

TRANSPORT

The property is well positioned for regional and national travel. The M6 motorway is accessible via Junction 32 or 33, providing direct routes north and south. Mainline rail services are available from Preston and Lancaster depending on direction, both on the West Coast Main Line, with direct connections to London and Edinburgh in approximately two hours. Manchester Airport can be reached in around 55 minutes by car, with Liverpool John Lennon Airport approximately 50 minutes away, offering a wide range of domestic and international flights.

SCHOOLS

St Michael's on Wyre Church of England Primary School is located within the village itself, making it easily accessible on foot. Secondary education is well served by Garstang Community Academy, approximately 10 minutes by car. Myerscough College, known for land-based and agricultural studies, is also nearby. For independent education, Kirkham Grammar School is around 20 minutes by car, with Rossall School in Fleetwood and AKS Lytham both reachable in approximately 30–35 minutes. The wider area offers a strong mix of state and independent options across primary and secondary levels.





PROPERTY INFORMATION

Tenure: LEASEHOLD (999 year lease starting Nov 1999) with a nominal 'peppercorn rent' p.a.

Services: Mains water, Lochinvar hot water store, Mains Drainage, Electric, Oil-fired zoned central heating, Underfloor heating, Air conditioning (in gym), Double glazing, Log burning fireplaces, Superfast broadband (estimated), Full security system with CCTV

EPC: D

Council Tax Band: G

Local Authority:

Wyre Council, Civic Centre, Breck Road, Poulton-le-Fylde, Lancashire, FY6 7PU. mailroom@wyre.gov.uk

Viewing: Strictly by appointment with Karl Ormerod.

Tel/WhatsApp: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

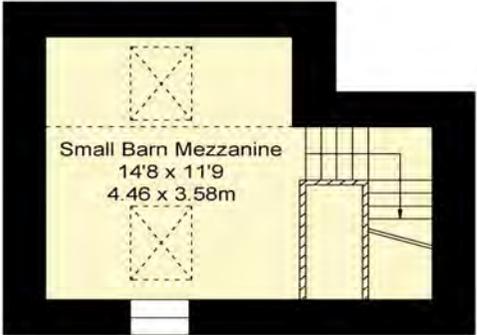
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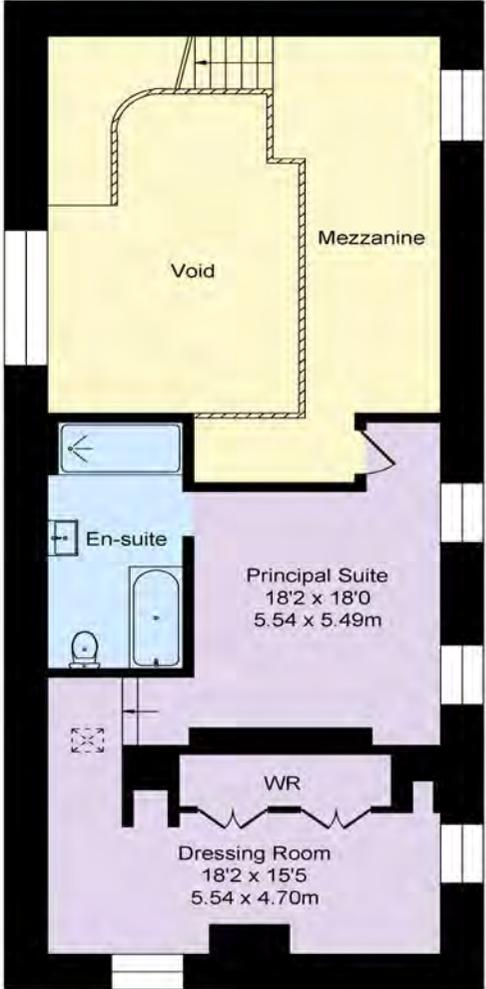


Ground Floor
Approx. Floor
Area 4274 Sq.Ft
(397.1 Sq.M.)

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Small Barn Mezzanine
Approx. Floor Area 228 Sq.Ft (21.2 Sq.M.)



Mezzanine
Approx. Floor Area 506 Sq.Ft (47.0 Sq.M.)



First Floor
Approx. Floor Area 445 Sq.Ft (41.3 Sq.M.)

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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